



Draft Fifth Program Year CAPER

The CPMP Draft Draft Fifth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 5 CAPER Executive Summary response:

2014 Program Year

This report, the Consolidated Annual Performance and Evaluation Report (CAPER), covers the fifth year of the Mobile Urban County Consolidated Plan, a five-year planning document that is necessary for applying and being funded under the U.S. Department of Housing and Urban Development (HUD) formula grant programs. The Mobile Urban County Program represents a Consortium that consists of all the unincorporated portions of Mobile County, and the cities of Bayou La Batre, Chickasaw, Creola, Citronelle, Mount Vernon, Prichard, Saraland, Semmes, and Satsuma. The Mobile County Commission is the designated lead agency for the Urban County Program and as such, holds the responsibility for the design and development of the various programs, activities and projects identified in the five year consolidated plan. The Town of Dauphin Island was not part of the Consortium for the reporting period of this CAPER.

It should be noted that the Consolidated Plan serves as the basis for applying for federal financial assistance from three of the four HUD formula grant programs. The three programs, for which Mobile County was an entitlement grantee in 2014, were the Community Development Block Grant (CDBG) program, the HOME program, and the Emergency Solutions Grants (ESG) program. Mobile County does not qualify as an entitlement recipient for funding under the fourth formula grant program, Housing Opportunity for Persons with Aids (HOPWA).

The activities for which entitlement grant funds were utilized, the progress toward implementing those activities, and the beneficial outcomes of the expenditures are covered in this CAPER. In addition to reporting on the grant programs, the CAPER reports on other activities, projects and actions undertaken by the Consortium, other public agencies, non-profit organizations, and private businesses which have had an impact on achieving the overall goals and objectives set forth in the Consolidated Plan.

Each year of the five-year Consolidated Plan, an annual Action Plan describes a specific plan for the use of funds that are expected to be available during that program year. The Action Plan determines goals for individuals and households to be served, describes the implementation of activities and other actions to be undertaken. The County's program year begins on June 1 and ends on May 31 of each year.

The CAPER contains a summary of resources and programmatic accomplishments, the status of actions taken during the year to implement the County's overall strategy, and an evaluation of progress made during the past year in addressing identified priority needs and objectives.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
 - a. Identify progress in obtaining "other" public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Program Year 5 CAPER General Questions response:

In 2014, the County made progress in addressing goals and objectives set forth in the five-year Consolidated Plan. The following activities were identified as activities most likely to have a significant impact upon the quality of life for the low and moderate-income residents of Mobile County:

❖ **Provide Adequate Public Facilities**

Public Facilities and/or Public works

❖ **Economic Development**

Financial assistance to business to stimulate job creation or job retention

❖ **Increasing supply and accessibility of Affordable Housing**

Down payment assistance to first-time homebuyers
New construction for low and moderate-income persons

❖ **Meeting the needs of the homeless**

Homeless prevention activities
Rapid Re-Housing activities
Providing essential/operational services for the homeless
HMIS

❖ **Other Special Needs**

Handicapped accessibility enhancements
Financial assistance with the purchase of prescription drugs for low and moderate-income persons

Most programs have been addressed during the past program year. As always, the ability to address high priority items is limited by the funding and staff available. Due to the scarcity of resources, items considered medium and low priority are seldom addressed in the Annual Plans.

Formula grant funds available to the County Consortium for the 2002 through 2014 program years were:

CDBG -	\$24,293,919	(2002 - 2013)
	\$ 1,577,243	(2014)
HOME -	\$ 9,587,246	(2002 - 2013)
	\$ 534,992	(2014)
ADDI -	\$ 126,958	(2003 - 2008)
	\$ 0	(2009 - 2014)
ESG -	\$ 954,225	(2003 - 2013)
	\$ 134,250	(2014)

1. Assessment of One-Year Goals and Objectives

The County received \$1,577,243 for CDBG, \$534,992 for the HOME program, and \$134,250 for ESG in 2014.

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

The County's 2014 Action Plan projected two street improvement projects, senior center improvements, paving a parking lot at a business incubator, community center improvements, a drainage improvement project, construction of a senior center, and public school improvement projects for the Year Five of the Consolidated Plan. The parking lot project and a road resurfacing project were cancelled through formal amendment. Rehabilitation of a facility for handicapped services was added.

A complete list of public facilities and public works projects funded with CDBG funds follows:

❖ Provide Adequate Public Facilities and Public Works

The 2014 Action Plan provided for capital expenditures for Public Improvement Projects that included Public Facilities and Public Works projects throughout the area covered by the Consortium. These public improvements represent multiple program years CDBG earmarked for various capital expenditure projects.

The following table addresses the status of each public facility project that had activity in the Program Year 2014:

Project	CDBG Funding	Status
1.Saraland - Recreation Center	\$375,000	In progress
2.Rehabilitation of Group Home	\$50,250	Complete
3.Demolition & Construction of Senior Center – Mount Vernon	\$435,000	In progress
4.Public School Improvements - 2013	\$145,000	Complete
5.Rehabilitation of Facility for Handicapped Services	\$185,000	In progress
6.Public School Improvements - 2014	\$157,600	In progress
7.Community Center Improvements - Coden	\$106,497	In progress
8.Senior Center Improvements (Tillman's Corner)	\$100,000	On hold
9.Pave Parking Lot – Business Incubator	\$60,000	Cancelled
10. Public School Improvements - 2014	\$7,400	To be cancelled

Projects that were completed in program year 2013, but had final bills paid in program year 2014, were discussed in last year's CAPER.

The following table addresses the status of each of the public works projects that had activity in the Program Year 2014:

Project	CDBG Funding	Status
11.Prichard – Road Resurfacing 2012	\$200,000	Complete
12.Chickasaw - Road Resurfacing 2013	\$124,000	Complete
13.Satsuma – Water & Sewer Improvement	\$213,415	Complete
14.Prichard – Road Resurfacing 2013	\$291,000	Complete
15. Prichard – Drainage 2014	\$404,042	In progress
16.Chickasaw – Road Paving 2014	\$204,042	In progress
17. Bayou La Batre – Road Resurfacing 2014	\$204,041	Cancelled

Projects that were completed in program year 2013, but had final bills paid in program year 2014, were discussed in last year's CAPER.

❖ **Economic Development**

The County is committed to economic development and the need for quality jobs to benefit the citizens of the County, particularly low and moderate-income residents. The County typically commits local general funds toward Economic Development activities, thereby allowing CDBG funds to be used for other activities. No CDBG funds were expended for economic development during program year 2014.

In May 2014, Southwest Alabama was awarded the designation of Manufacturing Community by the U. S. Department of Commerce. Mobile County, as a member of the Southwest Alabama consortium, will be competing for federal money to enhance workforce development and economic development efforts in the region. Southwest Alabama was one of 12 communities to receive this designation out of 70 communities that applied nationwide. The designation puts focus on our region, recognizing an alignment of efforts that has created a manufacturing hub in Coastal Alabama and laying the groundwork for future growth. It allows us to receive coordinated support from nearly a dozen federal agencies with \$1.3 billion available in economic development assistance. Our application emphasized the growth of the shipbuilding industry and demand for workforce training. The designation is a win for the area as we continue to work on recruiting in several industry clusters, including advanced manufacturing and shipbuilding. The U.S. Department of Commerce-led program, part of the Investing in Manufacturing Communities Partnership, is designed to accelerate the resurgence of manufacturing in communities nationwide by supporting the development of long-term economic development strategies that help communities attract and expand private investment in the manufacturing sector and increase international trade and exports.

❖ **Increasing supply and accessibility of Affordable Housing**

HOME PROGRAM FUNDS

A top priority of the Consolidated Plan has been the provision of decent and safe housing that is affordable to low and moderate-income households. The County is continuing efforts to find ways of making affordable housing available.

- During PY2012, the County partnered with a non-profit developer to construct 39-units of affordable transitional rental housing for homeless veterans. This project has been made possible by County HOME funds, HUD EDI funds and Veterans Administration funds. Construction was completed on Eagles Landing II in PY2014 and all units are occupied.
- The County provided a deferred loan to a developer for affordable rental housing for the elderly who received LIHTC and HOME funds from the State of Alabama. The project is for 48 rental units. Construction started in July 2014 on Baytown Senior Village and is nearing completion.
- During PY2014, Mobile County was awarded two LIHTC projects by the State of Alabama. Both projects will receive HOME funds from the County.

The first project is an affordable rental housing family project with 64 rental units. Construction is expected to start in late 2015 on Pelican Landing. A HOME agreement was executed in June 2015.

The second project will be affordable rental housing for the elderly. The project will have 70 rental units. Construction is expected to start in late 2015 on Arbours at Pierce Creek. A HOME agreement was executed in July 2015.

- In a prior program year, the County committed HOME funds to Chickasaw Development Corporation (CDC), a subsidiary of the Chickasaw Housing Authority (CHA), to construct four (4) houses. Construction is complete. Three (3) homes have been sold and the sale of the remaining home is pending.
- In a prior program year, the County partnered with Habitat for Humanity of Southwest Alabama, Inc. to build homes for the low and moderate income that tend to be in the 31- 50% of the area median household income. Habitat for Humanity is a not for profit faith-based organization that partners with community volunteers and low-income families (the future homeowners) to contribute "sweat equity" to build the Habitat homes. One (1) Habitat home closed during PY2014.
- One of the requirements of the HOME program is that fifteen percent of the amount of entitlement funds granted to the local jurisdiction by HUD must be made available to a non-profit Community Housing Development Organization (CHDO). The County is in talks with several not for profits interested in becoming a CHDO and having a project to develop.

The Consolidated Plan listed as strategies, two approaches to addressing the need for affordable housing. One strategy is to provide for a homebuyer down payment assistance program and the other is to encourage the production of new affordable housing units. The County has continued its efforts to address both strategies during program year 2014.

The following is a description of the activities undertaken by the County and other partnering organizations to address the critical need for affordable housing:

- Through the Mobile County HOME program, a total of 10 households successfully became homebuyers during PY2014.

Under the HOME Program, the County has allocated funds from the inception of the program for the First Time Homebuyer Down Payment Assistance program. The County chose to target first time low and moderate-income homebuyers and to provide forgivable loans of up to \$10,000 dollars to each qualifying household to purchase existing homes. The amount received can be used to provide a down payment and to pay closing cost for the qualified homebuyer. If the homebuyer continues to reside in the residence for five (5) years, the loan is completely forgiven. Loans are available countywide. During program year 2014, eight (8) households participating in the First Time Homebuyer Down Payment Assistance program successfully became homebuyers. In addition to the Down Payment Assistance program, the County offers mortgages to homebuyers who purchase homes constructed through the County's Affordable Home Program. The County has provided homebuyer assistance for these homes in the form of second mortgage deferred loans. During program year 2014, two (2) households participating in this program successfully became homebuyers.

- Home funds are used for construction loans to qualified builders to construct

new affordable single-family units. Builders must have an Alabama home-builders license. Approved participating homebuilders present to the County a set of housing plans, description of materials, costs takeoff, suggested sales amount and lot sales contract. The County reviews each proposal to assure compliance with adopted County policy and environmental requirements. Approved developers enter into a loan agreement with the County to build an agreed upon number of units. The County makes available HOME funds to the developer with an indenture in the form of a Future Advanced Mortgage. Once the County and developer have executed the HOME agreement and defining a scope of work and the contractor has signed the Future Advanced Mortgage, the County issues a start to work order. When needed, funds are made available to acquire property subject to an approved general sales contract. The County allows normally acceptable construction draws based upon progress of the work.

The amount of HOME funds loaned for the construction of the home unit is repaid to the County as program income at closing and made available for future construction loans to build additional affordable single family units. In order to assure the affordability of the home unit, the County's construction program allows the County to take a second position mortgage in the form of a deferred loan to a homebuyer.

- For the past four years, the County has invited developers applying to the State of Alabama for low income housing tax credit to submit an application for County HOME funds for the development of affordable rental multi-unit housing located in the Consortium jurisdiction. To qualify as affordable housing, HOME units must be rented only to households with certain incomes at rents regulated by the program to be affordable to low income households. Developer applicants are scored on several factors including Developer experience, strength of proforma, projected rents as well as design and amenity considerations. Successful applicants receive a loan that is secured with a Mortgage, a Promissory Note, and a Declaration of Restrictive Covenants.
- Language in County agreements requires subrecipients to reach out to minority and women owned businesses. Most procurement for services or construction contracts includes language encouraging minority and women business enterprises to apply. When appropriate, advertisements are published or broadcast through minority targeted media.

❖ **Meeting the needs of the homeless**

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

In PY2014, the needs of the homeless were addressed in the following ways:

- The County committed \$45,000 in CDBG funds to Legal Services Alabama for the provision of a Homeless Prevention Project.

EMERGENCY SOLUTIONS GRANTS FUNDS

Subrecipient agreements were executed between Mobile County and Housing First,

Inc. for the 2014 Emergency Solutions Grants. Housing First, Inc. managed the competitive process and executed subrecipient agreements with eligible organizations to provide ESG activities. The ESG program IDIS performance reports are located in the Appendix in Exhibit B.

Other Special Needs

Under the Consolidated Plan priority of Special Needs, the County budgeted in its CDBG program a limited number of public services to address new and/or expanded services deemed necessary to meet the special needs of the low and moderate-income citizens of Mobile County. In addition, the County has sought to provide funding to address the issue of handicapped accessibility.

The public services activities undertaken in PY2014 to address special needs are as follows:

- The County committed \$10,000 of CDBG funds to Ozanam Charitable Pharmacy to provide prescription drug assistance to low and moderate-income persons who do not have insurance coverage. A total of 140 unduplicated persons benefited from the prescription drug assistance program with 3 reported as female head of household during PY2014.
- The County committed \$10,000 of CDBG funds to Independent Living Center, a not for profit organization that provides services to persons with disabilities. The agency provides home modifications for disabled households to meet ADA guidelines. The agency will modify homes for two (2) individuals with disabilities with one (1) reported as female head of household. Modifications to include: a wheelchair ramp, grab bars, an accessible shower and parallel bars in the hallway.
- The County committed \$10,000 of CDBG funds to Penelope House Family Violence Center, Inc. for a victim advocacy program. The program served 451 residents of which 357 were reported as female head of household.
- The County committed \$30,000 of CDBG funds to Child Advocacy Center to provide counseling and transportation services for child sexual abuse victims and their families. A total of 72 were served with 42 reported as female head of household.
- The County committed \$50,000 of CDBG funds to Semmes Woman's Club in PY2013 for senior services activities. A total of 267 seniors were served of which 75 were reported as female head of household.
- The County committed \$70,875 of CDBG funds to Semmes Woman's Club in PY2014 for senior services activities. As of May 31, 2014, a total of 148 seniors were served of which 39 were reported as female head of household.
- The County committed \$5,000 of CDBG funds to the Rape Crisis Center to provide crisis intervention services for sexual assault victims through a victim service assistance program. A total of 36 sexual assault victims were served with 24 reported as female head of household.

- The County committed \$10,000 of CDBG funds to South Alabama Regional Planning Commission for a food program for seniors. As of May 31, 2014, a total of 19 seniors were served of which 8 were reported as female head of household.

CDBG Public Services

The following Table provides a breakdown for Public Services that received CDBG funds in 2013 and/or 2014.

Project	CDBG Funding	Total Served
1.Homebuyer Counseling 2013*	\$25,000	122
Homebuyer Counseling 2014	\$13,000	63
2.Prescription Drug Assistance 2014	\$10,000	140
3.Home Modifications ADA 2014	\$10,000	2
4.Child Abuse Victim Assistance 2014	\$30,000	72
5.Summer Youth Program 2013*	\$50,000	150
Summer Youth Program 2014	\$50,000	0
6.Legal Services Assistance 2013*	\$30,395	381
Legal Services Assistance 2014	\$45,000	118
7.DomesticViolenceVictimAdvocacy 2014	\$10,000	451
8.VictimService Provider Assistance 2014	\$5,000	36
9.Senior Services Activities 2013*	\$50,000	267
Senior Services Activities 2014	\$70,875	146
10.Food Program for Seniors 2013	\$10,000	19

*Completed during program year (2013 projects)

A summary of Public Services accomplishments follows:

1. Homebuyer Counseling 2013
Proposed outcome: 200

In order to make the transition from tenant to homebuyer, the County committed \$25,000 of CDBG funds to Family Counseling Center of Mobile, Inc./Consumer Credit Counseling Service of Mobile for homebuyer counseling. Eleven (11) Home Buyer Seminars were conducted. Of the 122 new client households, 83 were reported as female head of household. The project is complete.

- Homebuyer Counseling 2014
Proposed outcome: 80

In order to make the transition from tenant to homebuyer, the County committed \$13,000 of CDBG funds to Family Counseling Center of Mobile, Inc./Consumer Credit Counseling Service of Mobile for homebuyer counseling. Four (4) Home Buyer Seminars were conducted. Of the 63 new client households, 52 were reported as female head of household. The project is in progress.

2. Prescription Drug Assistance 2014
Proposed outcome: 125

The County committed \$10,000 of CDBG funds to Ozanam Charitable Pharmacy for a prescription drug assistance program, which provides pharmaceutical services at no cost to eligible low- and moderate-income persons. The program provided

prescription drugs to 140 unduplicated clients with 3 reported as female head of household. The project is complete.

3. Home Modifications - ADA Compliant 2014

Proposed outcome: up to 5

The County committed \$10,000 of CDBG funds to Independent Living Center for home modifications for the disabled to meet ADA guidelines. Modifications will be provided for two (2) individuals with disabilities. This service addresses the non-homeless special needs for physically disabled. The project is in progress and near completion.

4. Child Abuse Victim Assistance

Proposed outcome: 70

The County committed \$30,000 of CDBG funds to Child Advocacy Center to provide counseling and transportation services for child sexual abuse victims and their non-offending family members. During PY2014, a total of 72 unduplicated victims were served with 42 from female head of household. The project is complete.

5. Summer Youth Development Program 2013

Proposed outcome: 150

In PY2013, the County committed \$50,000 of CDBG funds to Boys and Girls Clubs of South Alabama, Inc. to provide a summer youth development program in Mount Vernon and Citronelle for low and moderate income households. The program was held in June and July of 2014. A total of 150 unduplicated youth were served with 119 reported from female head of household. The project is complete.

Summer Youth Development Program 2014

Proposed outcome: 250

The County committed \$50,000 of CDBG funds to Boys and Girls Clubs of South Alabama, Inc. to provide a summer youth development program in Mount Vernon and Citronelle for low and moderate income households. The youth program was held in June and July of 2015. No one was served during PY2014.

6. Legal Services Assistance - 2013

Proposed outcome: 400

The County committed \$50,000 of CDBG funds in 2013 and an additional \$30,395 in December 2013 to Legal Services Alabama to provide legal services assistance for a Homeless Prevention Project for low and moderate income clients. Assistance addresses civil legal issues that can lead to or cause homelessness. The project also provides community presentations. The project has served 381 unduplicated individuals with 258 female head of household. The project is complete.

Legal Services Assistance - 2014

Proposed outcome: 400

The County committed \$45,000 of CDBG funds in 2014 to Legal Services Alabama to provide legal services assistance for a Homeless Prevention Project for low and moderate income clients. Assistance addresses civil legal issues that can lead to or cause homelessness. The project also provides community presentations. The project has served 118 unduplicated individuals with 82 female head of household. The project is in progress.

7. Domestic Violence Victim Advocacy

Proposed outcome: 90

The County committed \$10,000 of CDBG funds to Penelope House Family Violence Center, Inc. for a protection order assistance program. The program served 451 individuals with 357 female head of households. The project is complete.

8. Victim Service Provider Assistance

Proposed outcome: 50

The County committed \$5,000 of CDBG funds to Family Counseling Center of Mobile, Inc. Rape Crisis Center to provide crisis intervention services to sexual assault victims and their families. The program served 36 unduplicated individuals with 24 female head of households. The project is in progress.

9. Senior Services Activities 2013

Proposed outcome: 300

In PY2013, the County committed \$50,000 of CDBG funds to Semmes Woman's Club to provide senior services activities. A total of 267 seniors were served of which 75 were reported as female head of household with these funds. The project is complete.

Senior Services Activities 2014

Proposed outcome: 300

In PY2014, the County committed \$70,875 of CDBG funds to Semmes Woman's Club to provide senior services activities. Between March and May of 2015, a total of 148 seniors were served of which 39 were reported as female head of household with these funds. The project is in progress.

10. Food Program for Seniors 2013 – Grand Bay Senior Center

Proposed outcome: 13

The County committed \$10,000 of CDBG funds to South Alabama Regional Planning Commission Area Agency on Aging to provide funds toward a senior meal program. The performance period began in June 2014. A total of 19 seniors were served of which 8 were reported as female head of household. The project is in progress.

2. Changes in the Program

During PY2014, the County adopted four (4) formal amendments and seven (7) local amendments, which can be found in the Appendix in Exhibit A. Changes undertaken were for budget adjustments and for the addition or deletion of an activity.

3. Affirmatively Furthering Fair Housing

The County continued its efforts in addressing one of the leading impediments housing affordability as identified in An Analysis of Impediments to Fair Housing through the Down Payment Assistance (DPA) Program, the Construction of Affordable Homes Program and construction of affordable rental units.

The County, through its Affirmative Marketing Program for the HOME Program, distributed color brochures at various venues during this program year. The County conducted informational meetings throughout the County to market the DPA Program and the Construction of Affordable Homes Program.

Mobile County Grants Department staff attended Fair Housing and Equal Opportunity Training at HUD Field Office in Birmingham, Alabama in June 2015.

During PY2014, the County conducted and produced an Analysis of Impediments to Fair Housing Choice (AI) to serve as a companion to the PY2015-2019 Five Year Consolidated Plan and the PY2015 Action Plan. Outreach included three community engagement sessions targeting the general public, local government, agencies, and industry representatives.

Mobile County contracted with Family Counseling Center of Mobile/Consumer Credit Counseling Service of Mobile to provide housing counseling to potential homebuyers. This counseling service includes education as a way to empower consumers to stand up for their rights and avoid becoming victims. To that end, all homebuyer training classes, pre-purchase housing counseling sessions, and post-purchase workshops include segments on Fair Housing and Predatory Lending issues.

Fair Housing issues covered include discussion of prohibitions of the Act, a description of the protected class, discrimination in renting, discrimination in housing sales, mortgage and insurance discrimination, additional ways in which fair housing rights can be violated, how to tell if you've been discriminated against, and what to do if you feel you have been a victim.

Predatory Lending issues covered include applying for credit cards, sub-prime mortgages, payday loans, title loans and the ways in which consumers can become victims. Discussion also includes the true cost of credit utilizing each of these forms of credit as compared to the more traditional forms of credit, recommendations for consumers before signing a loan or credit application, and contacts for victims.

Individuals and families were served with fair housing counseling through pre-purchase workshops. A total of 63 received education and counseling services. The County committed a total of \$13,000 for housing counseling activities during PY2014, which included fair housing activities.

4. Other Actions to Address Obstacles to Meeting Underserved Needs

Other actions taken by Mobile County to address the Community Development needs identified in the Consolidated Plan include participation in other categorical and formula grants from federal and state funding sources other than HUD that offer opportunities to channel resources toward specific problem areas that impede the quality of life for its residents. These actions have a positive impact on improving the livability of the county for all its residents. These actions, however, positively impact particularly those issues (i.e., crime, drug abuse, child abuse, violence, etc.) that have a disproportionate negative impact on low/moderate-income residents. The following is a list of some of the other actions taken:

Juvenile Justice Programs award by Alabama Department of Youth Services

These programs are awarded by the Alabama Department of Youth Services to provide services for boys and girls referred by juvenile courts as an alternative to local Department of Youth Services, including a comprehensive aftercare model which includes many necessary components identified to successfully reintegrate youth into the community exiting the alternative to incarceration.

Crime Victim Assistance

These funds are for the Child Advocacy Center to provide direct services, including counseling, forensic medical exams, legal services, free transportation and court

preparation, for child victims of sexual or severe physical abuse and their non-offending family members.

Violence Against Women Formula Grants

These funds are used to help the Mobile County District Attorney's Office lead a coordinated community response to domestic violence. The funds will also allow the District Attorney to facilitate and conduct domestic violence training.

Justice Assistance Grant (Formula Grants)

The purpose of the JAG Program is to provide units of local government funds to underwrite projects to reduce crime and improve public safety. Mobile County has utilized grant funds to purchase police cars, communications equipment and computers for various county law enforcement agencies.

Highway Traffic Safety

Provides funds for a community-based program that coordinates a multi-faceted, multi-agency, public/private response to the complex highway traffic safety problems in Mobile and Baldwin Counties; this program is responsible for the enforcement of Alabama's traffic laws and education/awareness campaigns relating to traffic safety.

Corporation for National and Community Service

The purpose of the grant funds used by this agency is to provide assistance in funding grant programs for the Foster Grandparent, Senior Companion and the Retired and Senior Volunteer Program. These programs provide reimbursement expenses for volunteers over the age of 55 that perform duties as senior companions, foster grandparents to children and retired volunteers throughout the community.

Neighborhood Stabilization Program

The Neighborhood Stabilization Program was developed to address the rampant foreclosures nationwide. The County received a \$2 million grant award from ADECA to address foreclosures in Mobile County. The County has an agreement with Habitat for Humanity of Southwest Alabama, Inc. to acquire, rehabilitate and resell foreclosed homes. Habitat has acquired 17 foreclosed homes for the County NSP Program.

Coastal Impact Assistance Program

The [Energy Policy Act of 2005](#) establishes the Coastal Impact Assistance Program (CIAP) which authorizes funds to be distributed to Outer Continental Shelf (OCS) oil and gas producing States for the conservation, protection and preservation of coastal areas, including wetlands. The Coastal Impact Assistance Program provides funds to the County as a Political Subdivision of an oil and gas producing State.

Requests for Letters of Consistency are provided for projects seeking federal funding as long as they are consistent with the County's five-year Consolidated Plan. There has been no hindrance of the Consolidated Plan through action or willful inaction.

5. Leveraging Resources

The Consortium has utilized CDBG to leverage additional public and private funds. The two primary sources of public funds used to leverage CDBG funds are general fund money and the Pay-as-You-Go money. Also, some support staff salaries of the Consortium necessary to implement CDBG projects are funded by the general fund. In addition, Consortium members have contributed funds to expand and supplement

CDBG funded projects. Other forms of leveraging within the CDBG program is donated land owned by Consortium members.

The Pay-as-You-Go road paving program, funded by a local property tax, has been used in concert with CDBG funds on several projects to make scarce public improvement dollars go further and increase the impact on low and moderate-income areas.

The County's use of HOME funds has been successful in leveraging mortgage funds from private lenders (banks, mortgage companies, and other lending institutions) for individual mortgages by providing the down payment and paying closing costs. During the reporting period, approximately \$877,450 in private mortgages was generated.

The County provided a deferred loan to a developer of affordable rental housing for the elderly who received LIHTC and HOME funds from the State of Alabama. In PY2014, the Baytown Senior Village County HOME loan of \$800,000 leveraged \$6.3 million.

One of the requirements for participating in the HOME program is that the local government must provide or cause to be provided a match equal to 25 percent of the amount allocated from federal HOME funds. No match funds are required for projects funded by program income. For PY2014, the match requirement for the County was 12.5 percent.

The HOME funds 12.5 percent match requirement is satisfied in the form of in-kind contributions. When the total revenue match is larger than the required match expense, the difference is accumulated for later match by the HOME program. In-kind match is contributed from the accumulated match, when HOME funds are drawn.

The Annual Performance Report for the HOME Program (form HUD-40107) and Match Report can be found in the Appendix in Exhibit B.

For the Emergency Solutions Grants program, match is in-kind and cash contributions. Sources include: federal, local, and private funding sources.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 5 CAPER Managing the Process response:

Mobile County Commission as the Consortium's lead agency oversees the development of the Consolidated Plan and the Annual Action Plans and the implementation of projects funded through the Action Plan. Mobile County Commission, through its Grants Department, has the responsibility for ensuring compliance with program and comprehensive planning requirements.

The Consortium followed a project selection procedure that required proposals from member jurisdictions and other public and private agencies to be submitted. Following an eligibility determination by the Grants Department, a Project Review

Committee (consisting of public works officials, legal staff, a consortium municipal association representative, and County administration staff) examined proposals for feasibility, cost effectiveness, and benefit. The Committee ultimately developed and provided a non-binding budget for each formula grant program to the County Commission. The County Commission has the ultimate authority to approve projects and the budget.

All projects for the HOME and CDBG programs (with the exception of limited clientele activities) principally benefit low- and moderate-income persons (<80% HAMFI).

All applicants for HOME funds were properly screened to determine household income levels using the part 5 Section 8 income determinations. Only those persons with household incomes of <80% HAMFI who satisfy the other program requirements were allowed to participate.

The Grant Department's goal was to ensure that grant funded projects:

- met national objectives and proposed outcomes;
- were managed within the rules of the program; and
- were implemented in a timely manner.

The County procured, managed, and/or reviewed all public facilities and public infrastructure construction undertaken with CDBG funds. Construction contracts were secured through the competitive bid process. All sub-recipient agreements and contracts for professional services or for construction were procured in accordance with the "OmniCircular" provisions of 2 CFR Part 200, Subpart D and any other procurement regulations that may apply. Sub-recipient agreements fully comply with all applicable regulations. The County secured appropriate services necessary to implement the goals and objectives as stated in the Action Plan and ensured all activities were in compliance with the Consolidated Plan.

The County entered into non-competitive subrecipient agreements with Housing First, Inc. to administer the Mobile County Emergency Solutions Grants program. Housing First managed the competitive process and executed subrecipient agreements with eligible organizations selected for ESG activities to address the needs of the homeless in Mobile County. The agreements with Housing First, Inc. as the ESG administration organization includes and obligates full compliance with the ESG regulations and standards as required by the HEARTH Act and the Federal Register release of December 5, 2011. Agreements for PY2013 and PY2014 have not yet expired.

Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may

also be satisfied by specifying the census tracts where expenditures were concentrated.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 5 CAPER Citizen Participation response:

A 15-day comment period began on August 7, 2015 and ends on August 21, 2015. On August 7, 2015, the County published an advertisement in the Press Register to notify the public of the availability of the Consolidated Annual Performance and Evaluation Report (CAPER) and invited public comment. Copies of the CAPER were available at the following public places: the Mobile County Commission Offices, Government Plaza, Chickasaw City Hall, Citronelle City Hall, Creola City Hall, Mount Vernon City Hall, Saraland City Hall, Prichard City Hall, Semmes City Hall, and Satsuma City Hall. The CAPER is also available at the following public libraries: Mobile Public Library Main Branch, Chickasaw, Mount Vernon, Semmes, and Saraland. The draft CAPER was also available on the County's website at www.mobilecountyal.gov. Comments or suggestions concerning this CAPER are to be made in writing and mailed to Mr. John Pafenbach, County Administrator, Mobile County Commission, P. O. Box 1443, Mobile, AL 36633. A public hearing will be held on August 24, 2015 for the CAPER.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 5 CAPER Institutional Structure response:

The County continued to seek roundtable discussion meetings with other governmental groups or agencies, financial institutions, public housing agencies and private and nonprofit agencies with similar interests and missions. These meetings enable organizations that share common goals a venue to exchange information.

During PY2014, Mobile County Grants Department staff served on the Coordinated Assessment Evaluation Committee for Housing First, Inc. and attended monthly meetings to assist in the development of Coordinated Assessment for the Continuum of Care.

During PY2014, the County provided outreach through public forums and focus group meetings, an online survey accessed on the County's website, and consultation with public and private agencies and organizations to develop/prepare its 2015-2019 Five Year Consolidated Plan, 2015 Action Plan and the Analysis of Impediments to Fair Housing Choice. Participating persons, public and private agencies included the general public, neighborhood organizations, Mobile County Commission, Continuum of Care, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, local city elected and appointed officials, and individual stakeholders.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.
 - e. Describe how activities and strategies made an impact on identified needs.
 - f. Identify indicators that would best describe the results.
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 5 CAPER Monitoring response:

1. How and Frequency of Monitoring Activities

The County recognizes its responsibility to ensure that all Community Development Block Grant, Emergency Solutions Grants, and HOME activities fully comply with all federal, state and local regulations.

The Mobile County Grants Department uses two basic methods for monitoring grant funded projects for compliance with program rules and performance. The two methods are (1) off-site or "desk" monitoring, and (2) on-site monitoring.

A "Risk Analysis" was conducted to determine how the monitoring for public service projects would be done throughout the year. The results obtained from the risk analysis objectively determine which method was to be implemented by the Grants Department staff. The Grants Department performs on-site monitoring and/or technical assistance when determined necessary.

The Grant Department's objectives in monitoring grant funded projects are to:

- document compliance with program rules;
- track program/project performance;
- ensure timely expenditure of grant funds and timely closeout of projects; and
- identify technical assistance needs.

The County Engineering Department was responsible for the majority of oversight/monitoring during construction of public facilities and public works/infrastructure projects.

The County conducted an annual review of each down payment and mortgage assistance participating household to secure evidence of the purchasing household's continued occupancy. The review occurs at twelve-month intervals beginning 12 months from the original date of occupancy.

The County conducted site monitoring of rental properties. Unit inspections were performed and tenant files were reviewed for compliance with HOME program.

A periodic review was made of each grant to ensure the timeliness of expenditure and also that the goals and objectives were in compliance with the Consolidated Plan and Action Plan. All subrecipients were regularly monitored through draw requests for regulatory and statutory compliance. The County continually monitors program results to ensure program design leads to maximizing benefits.

The County monitored all funds obligated and spent, whether spent directly, through a contract or subrecipient agreement to ensure compliance with the federal regulations. The County provided technical assistance to new projects through orientation meetings, on-site visits, and by telephone (when necessary).

2. Results

There were no findings.

3. Self-Evaluation

Challenges:

Although Mobile County is poised for future growth, the County has been hurt by the recession. A high rate of unemployment and the nationwide slump in the housing market have affected our progress. Improvements in employment and the housing market have been slow to recover locally. Credit score requirements although still high have become more flexible improving the opportunities for low and moderate income households to qualify for mortgages. We have found that lenders in our jurisdiction are lending more toward the purchase of homes at the \$150,000 price range and lower. However of great concern is the reluctance and in some cases refusal of insurance companies to provide wind damage insurance. High insurance rates continue to be a challenge in our area.

The federal funds received are small when compared to the needs in our area. Decreasing funds or insufficient funds continue to make it difficult to implement the County's strategy. Projects have been scaled down or completely aborted. Receipt of federal funds is essential for the County to address community development, economic development, and housing needs.

Some of the challenges have been more programmatic in nature. These include: 1) The government's move to use the annual American Community Survey in replacement of the every 10-year process used previously is challenging. The Census changes impact the need for more surveys to prove low and moderate-income benefit; and 2) The increasing number of program changes have presented a challenge given the limited staff available to implement the programmatic changes.

Accomplishments:

Notwithstanding, the Urban County Program is vibrant and a vital participant in community development initiatives throughout the County. The County implements the majority of the public works and public facility activities through the County's Public Works Department. This work is consistent with the Department's mission

and is a perfect fit in expertise and experience. The County has experienced staff to promote the HUD Programs and to carry out the day-to-day operations.

The County has made every effort to comply scrupulously with regulatory provisions relating to the Program. Regular consultation with HUD officials regarding compliance issues has advanced the staff's learning curve and promoted a better understanding of HUD's expectations. As a result funds are properly expended and properly documented.

The County continues to work hard so that grant funds are spent as rapidly as possible. These efforts have kept the County on track with timely expenditure. The County has met its expenditure requirement for all three HUD programs.

The primary accomplishment is the quality of programs and services provided to low and moderate-income individuals and families in our service area. The stature of the Program continues to grow as those who have been helped share their experiences with others.

Federal funds have had significant impact upon the quality of life for the low and moderate-income residents of Mobile County. To name a few of the capital projects underway in PY2014: construction of a recreation center and a senior center, public school improvements, community center improvements, rehabilitation of a group home, road paving and resurfacing projects, drainage improvements, water and sewer improvements, and the increase in the number of affordable rental housing units including 39 units for homeless veterans.

In PY2014, the County received an achievement award from National Association of Counties (NACo) for the CDBG-funded Homeless Prevention Project, a program of Legal Services Alabama. The award recognized the program as the best in the Human Services category and as a true model of outstanding achievement.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 5 CAPER Lead-based Paint response:

In order to address the hazards of lead based paint, the County required that a lead evaluation be done on any dwelling unit that received HUD HOME funding. A visual assessment of the unit was conducted to identify any deteriorated paint, dust, debris and residue so that these conditions could be corrected prior to closing. The visual assessment was done by a person trained in visual assessment. The County contracted with a state licensed Home Inspection and HUD/FHA/VA/Compliance Fee Inspection Company, JGBAG Inc., to perform such inspections. The property owner is responsible for correcting any conditions identified in the visual assessment. All deteriorated paint must be stabilized by properly trained or supervised workers using lead safe work practices. Information on the hazards of lead-based paint was covered by Consumer Credit Counseling's Homebuyer Training Program and brochures were made available to all potential DPA homebuyers. Homebuyers receive the Lead Hazard Information Pamphlet, Lead Disclosure Notice, and the Notice of Lead Reduction.

Housing First, Inc. as the subrecipient organization for Mobile County Emergency Solutions Grants administration has established procedures for determining the status of lead-based paint risks for all housing units being considered for HUD ESG funding. All housing units being considered for ESG payments are inspected or are otherwise determined lead-free by Housing First, Inc. Housing built before 1978 requires a site inspection and a record of compliance by the rental agency or landlord. Housing for households with children under six or with pregnant females requires full and exact documentation that lead-based paint is absent.

All expenditures of HUD funds (CDBG, HOME, and ESG) fully comply with all applicable lead-based paint regulations.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 5 CAPER Housing Needs response:

A top priority of the Consolidated Plan has been the provision of decent and safe housing that is affordable to low and moderate-income households. The County is continuing efforts to find ways of making affordable housing available.

- During PY2012, the County partnered with a non-profit developer to construct 39-units of affordable transitional rental housing for homeless veterans. This project has been made possible by County HOME funds, HUD EDI funds and Veterans Administration funds. Construction was completed on Eagles Landing II in PY2014 and all units are occupied.
- The County provided a deferred loan to a developer for affordable rental housing for the elderly who received LIHTC and HOME funds from the State of Alabama. The project is for 48 rental units. Construction started in July 2014 on Baytown Senior Village and is nearing completion.
- During PY2014, Mobile County was awarded two LIHTC projects by the State of Alabama. Both projects will receive HOME funds from the County.

The first project is an affordable rental housing family project with 64 rental units. Construction is expected to start in late 2015 on Pelican Landing. A HOME agreement was executed in June 2015.

The second project will be affordable rental housing for the elderly. The project will have 70 rental units. Construction is expected to start in late 2015 on Arbours at Pierce Creek. A HOME agreement was executed in July 2015.

- In a prior program year, the County committed HOME funds to Chickasaw Development Corporation (CDC), a subsidiary of the Chickasaw Housing Authority (CHA), to construct four (4) houses. Construction is complete. Three

(3) homes have been sold and the sale of the remaining home is pending.

- In a prior program year, the County partnered with Habitat for Humanity of Southwest Alabama, Inc. to build homes for the low and moderate income that tend to be in the 31- 50% of the area median household income. Habitat for Humanity is a not for profit faith-based organization that partners with community volunteers and low-income families (the future homeowners) to contribute "sweat equity" to build the Habitat homes. One (1) Habitat home closed during PY2014.
- One of the requirements of the HOME program is that fifteen percent of the amount of entitlement funds granted to the local jurisdiction by HUD must be made available to a non-profit Community Housing Development Organization (CHDO). The County is in talks with several not for profits interested in becoming a CHDO and having a project to develop.

The Consolidated Plan listed as strategies, two approaches to addressing the need for affordable housing. One strategy is to provide for a homebuyer down payment assistance program and the other is to encourage the production of new affordable housing units. The County has continued its efforts to address both strategies during program year 2014.

The following is a description of the activities undertaken by the County and other partnering organizations to address the critical need for affordable housing:

- Through the Mobile County HOME program, a total of 10 households successfully became homebuyers during PY2014.

Under the HOME Program, the County has allocated funds from the inception of the program for the First Time Homebuyer Down Payment Assistance program. The County chose to target first time low and moderate-income homebuyers and to provide forgivable loans of up to \$10,000 dollars to each qualifying household to purchase existing homes. The amount received can be used to provide a down payment and to pay closing cost for the qualified homebuyer. If the homebuyer continues to reside in the residence for five (5) years, the loan is completely forgiven. Loans are available countywide. During program year 2014, eight (8) households participating in the First Time Homebuyer Down Payment Assistance program successfully became homebuyers. In addition to the Down Payment Assistance program, the County offers mortgages to homebuyers who purchase homes constructed through the County's Affordable Home Program. The County has provided homebuyer assistance for these homes in the form of second mortgage deferred loans. During program year 2014, two (2) households participating in this program successfully became homebuyers.

- Home funds are used for construction loans to qualified builders to construct new affordable single-family units. Builders must have an Alabama home-builders license. Approved participating homebuilders present to the County a set of housing plans, description of materials, costs takeoff, suggested sales amount and lot sales contract. The County reviews each proposal to assure compliance with adopted County policy and environmental requirements. Approved developers enter into a loan agreement with the County to build an agreed upon number of units. The County makes available HOME funds to

the developer with an indenture in the form of a Future Advanced Mortgage. Once the County and developer have executed the HOME agreement and defining a scope of work and the contractor has signed the Future Advanced Mortgage, the County issues a start to work order. When needed, funds are made available to acquire property subject to an approved general sales contract. The County allows normally acceptable construction draws based upon progress of the work.

The amount of HOME funds loaned for the construction of the home unit is repaid to the County as program income at closing and made available for future construction loans to build additional affordable single family units. In order to assure the affordability of the home unit, the County's construction program allows the County to take a second position mortgage in the form of a deferred loan to a homebuyer.

- For the past four years, the County has invited developers applying to the State of Alabama for low income housing tax credit to submit an application for County HOME funds for the development of affordable rental multi-unit housing located in the Consortium jurisdiction. To qualify as affordable housing, HOME units must be rented only to households with certain incomes at rents regulated by the program to be affordable to low income households. Developer applicants are scored on several factors including Developer experience, strength of proforma, projected rents as well as design and amenity considerations. Successful applicants receive a loan that is secured with a Mortgage, a Promissory Note, and a Declaration of Restrictive Covenants.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year 5 CAPER Specific Housing Objectives response:

When the Consolidated Plan was prepared, the changes in requirements by lending institutions had not taken place. The changes have made it more difficult for lower income homebuyers to qualify for mortgages. The County is finding other ways of making affordable housing available to low/moderate income households.

Overcoming Housing Challenges

The County recognizes the need for rental housing and is implementing a program for construction of rental housing.

During PY2012, the County partnered with a non-profit developer to construct 39-units of affordable transitional rental housing for homeless veterans. This project has been made possible by County HOME funds, HUD EDI funds and Veterans Administration funds. Construction was completed on Eagles Landing II in PY2014 and all units are occupied.

The County provided a deferred loan to a developer of affordable rental housing for the elderly who received LIHTC and HOME funds from the State of Alabama. The project is for 48 rental units. Construction started in July 2014 on Baytown Senior Village and is nearing completion.

During PY2014, Mobile County was awarded two LIHTC projects by the State of Alabama. Both projects will receive HOME funds from the County. The first project is an affordable rental housing family project with 64 rental units. Construction is expected to start in late 2015 on Pelican Landing. A HOME agreement was executed in June 2015. The second project will be affordable rental housing for the elderly. The project will have 70 rental units. Construction is expected to start in late 2015 on Arbours at Pierce Creek. A HOME agreement was executed in July 2015.

Mobile County continues to work with agencies to address the worst-case housing needs within the County. During PY2012, the County performed project analysis review on a project to construct transitional rental housing for homeless veterans. Construction is complete and units are occupied. Also, the County partners with Habitat for Humanity of Southwest Alabama which caters to 30% - 50% range.

The County committed CDBG funds to an organization that provides services to persons with disabilities. The agency provides home modifications for disabled households to meet ADA guidelines such as installation of ramps, grab bars, showers, and accessible toilets for individuals with disabilities throughout the County.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 5 CAPER Public Housing Strategy response:

In a previous program year, the County committed HOME funds to Chickasaw Development Corporation (CDC), a subsidiary of the Chickasaw Housing Authority (CHA), to construct four (4) houses. Three (3) homes have been sold and the sale of the fourth home is pending.

All public housing residents had an equal opportunity to benefit from housing assistance as well as public services. No specific actions were proposed in 2014 to address the identified needs of public housing or fund housing improvements and/or resident initiatives.

Several tenants in elderly units have subsidy from local public housing.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 5 CAPER Barriers to Affordable Housing response:

The Action Plan had several elements that would mitigate the identified barriers to Affordable Housing. Down payment assistance, payment of closing costs, and mortgage assistance remove an economic barrier to affordable housing. The construction of new or improvements to existing public infrastructure facilitates the development of residential building sites without adding significantly to the development costs passed on to the homebuyers. New housing construction contributes directly to the supply of affordable housing.

The County provided Homebuyer Training Classes funded through CDBG to low- and moderate-income persons to prepare them for understanding the processes and responsibilities of homeownership. The County used HOME funds to provide assistance to qualified low- and moderate-income homebuyers to pay down payments and eligible closing costs. The County also used HOME funds to provide mortgage assistance to homebuyers who purchased homes constructed with County HOME funds.

During PY2012, the County partnered with a non-profit developer to construct 39-units of affordable transitional rental housing for homeless veterans. This project has been made possible by County HOME funds, HUD EDI funds and Veterans Administration funds. Construction was completed on Eagles Landing II in PY2014 and all units are occupied.

The County provided a deferred loan to a developer of affordable rental housing for the elderly who received LIHTC and HOME funds from the State of Alabama. The project is for 48 rental units. Construction started in July 2014 on Baytown Senior Village and is nearing completion.

During PY2014, Mobile County was awarded two LIHTC projects by the State of Alabama. Both projects will receive HOME funds from the County. The first project is an affordable rental housing family project with 64 rental units. Construction is expected to start in late 2015 on Pelican Landing. A HOME agreement was executed in June 2015. The second project will be affordable rental housing for the elderly. The project will have 70 rental units. Construction is expected to start in late 2015 on Arbours at Pierce Creek. A HOME agreement was executed in July 2015.

In a prior program year, the County committed HOME funds to Chickasaw Development Corporation (CDC), a subsidiary of the Chickasaw Housing Authority (CHA), to construct four (4) houses. Construction is complete. Three (3) homes have been sold and the sale of the remaining home is pending.

In a prior program year, the County partnered with Habitat for Humanity of Southwest Alabama, Inc. to build homes for the low and moderate income that tend to be in the 31- 50% of the area median household income. Habitat for Humanity is a not for profit faith-based organization that partners with community volunteers and low-income families (the future homeowners) to contribute "sweat equity" to build the Habitat homes. One (1) Habitat home closed during PY2014.

The County provided a deferred loan to a developer of 51-units of rental housing for the elderly who was awarded LIHTC and HOME funds from the State of Alabama. The rental units for Wellington Gardens were completed during PY2012. The County performed the required annual inspection/monitoring.

The County provided CDBG funding to a local nonprofit to provide home modifications for the removal of architectural barriers in dwelling units occupied by disabled individuals. The County supports the applications of qualified non-profit housing organizations for discretionary HUD housing programs such as Section 202/811 by providing Certificates of Consistency where appropriate.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction's affirmative marketing actions.
 - c. Describe outreach to minority and women owned businesses.

Program Year 5 CAPER HOME/ADDI response:

1. Assessment of Relationship of HOME Funds to Goals and Objectives

HOME funds in the amount of \$534,992 were received for PY2014. No ADDI funds were available.

A top priority of the Consolidated Plan has been the provision of decent and safe housing that is affordable to low and moderate-income households. The County is continuing efforts to find ways of making affordable housing available.

- During PY2012, the County partnered with a non-profit developer to construct 39-units of affordable transitional rental housing for homeless veterans. This project has been made possible by County HOME funds, HUD EDI funds and Veterans Administration funds. Construction was completed on Eagles Landing II in PY2014 and all units are occupied.
- The County provided a deferred loan to a developer for affordable rental housing for the elderly who received LIHTC and HOME funds from the State of Alabama. The project is for 48 rental units. Construction started in July 2014 on Baytown Senior Village and is nearing completion.

- During PY2014, Mobile County was awarded two LIHTC projects by the State of Alabama. Both projects will receive HOME funds from the County.

The first project is an affordable rental housing family project with 64 rental units. Construction is expected to start in late 2015 on Pelican Landing. A HOME agreement was executed in June 2015.

The second project will be affordable rental housing for the elderly. The project will have 70 rental units. Construction is expected to start in late 2015 on Arbours at Pierce Creek. A HOME agreement was executed in July 2015.

- In a prior program year, the County committed HOME funds to Chickasaw Development Corporation (CDC), a subsidiary of the Chickasaw Housing Authority (CHA), to construct four (4) houses. Construction is complete. Three (3) homes have been sold and the sale of the remaining home is pending.
- In a prior program year, the County partnered with Habitat for Humanity of Southwest Alabama, Inc. to build homes for the low and moderate income that tend to be in the 31- 50% of the area median household income. Habitat for Humanity is a not for profit faith-based organization that partners with community volunteers and low-income families (the future homeowners) to contribute "sweat equity" to build the Habitat homes. One (1) Habitat home closed during PY2014.
- One of the requirements of the HOME program is that fifteen percent of the amount of entitlement funds granted to the local jurisdiction by HUD must be made available to a non-profit Community Housing Development Organization (CHDO). The County is in talks with several not for profits interested in becoming a CHDO and having a project to develop.

The Consolidated Plan listed as strategies, two approaches to addressing the need for affordable housing. One strategy is to provide for a homebuyer down payment assistance program and the other is to encourage the production of new affordable housing units. The County has continued its efforts to address both strategies during program year 2014.

The following is a description of the activities undertaken by the County and other partnering organizations to address the critical need for affordable housing:

- Through the Mobile County HOME program, a total of 10 households successfully became homebuyers during PY2014.

Under the HOME Program, the County has allocated funds from the inception of the program for the First Time Homebuyer Down Payment Assistance program. The County chose to target first time low and moderate-income homebuyers and to provide forgivable loans of up to \$10,000 dollars to each qualifying household to purchase existing homes. The amount received can be used to provide a down payment and to pay closing cost for the qualified homebuyer. If the homebuyer continues to reside in the residence for five (5) years, the loan is completely forgiven. Loans are available countywide. During program year 2014, eight (8) households participating in the First Time Homebuyer Down Payment Assistance program successfully became homebuyers. In addition to the Down Payment Assistance program, the

County offers mortgages to homebuyers who purchase homes constructed through the County's Affordable Home Program. The County has provided homebuyer assistance for these homes in the form of second mortgage deferred loans. During program year 2014, two (2) households participating in this program successfully became homebuyers.

- Home funds are used for construction loans to qualified builders to construct new affordable single-family units. Builders must have an Alabama home-builders license. Approved participating homebuilders present to the County a set of housing plans, description of materials, costs takeoff, suggested sales amount and lot sales contract. The County reviews each proposal to assure compliance with adopted County policy and environmental requirements. Approved developers enter into a loan agreement with the County to build an agreed upon number of units. The County makes available HOME funds to the developer with an indenture in the form of a Future Advanced Mortgage. Once the County and developer have executed the HOME agreement and defining a scope of work and the contractor has signed the Future Advanced Mortgage, the County issues a start to work order. When needed, funds are made available to acquire property subject to an approved general sales contract. The County allows normally acceptable construction draws based upon progress of the work.

The amount of HOME funds loaned for the construction of the home unit is repaid to the County as program income at closing and made available for future construction loans to build additional affordable single family units. In order to assure the affordability of the home unit, the County's construction program allows the County to take a second position mortgage in the form of a deferred loan to a homebuyer.

- For the past four years, the County has invited developers applying to the State of Alabama for low income housing tax credit to submit an application for County HOME funds for the development of affordable rental multi-unit housing located in the Consortium jurisdiction. To qualify as affordable housing, HOME units must be rented only to households with certain incomes at rents regulated by the program to be affordable to low income households. Developer applicants are scored on several factors including Developer experience, strength of proforma, projected rents as well as design and amenity considerations. Successful applicants receive a loan that is secured with a Mortgage, a Promissory Note, and a Declaration of Restrictive Covenants.

2. Match Report

In 2014, the County disbursed \$1,258,668.60 requiring match. The match liability for 2014 was \$157,333.58.

3. HOME MBE and WBE Report

A number of Minority Business Enterprise (MBE)/Women's Business Enterprise (WBE) contracts for HOME projects were in progress during the report period and will be included in the next report. No Minority Business Enterprise (MBE)/Women's Business Enterprise (WBE) contracts for HOME projects were completed during FY2014.

4. Assessments

During construction, on-site inspection of the County HOME funded rental housing projects are inspected before drawdown. Inspections of rental housing projects are scheduled as required by HUD.

The County continues its efforts in addressing one of the leading impediments housing affordability as identified in An Analysis of Impediments to Fair Housing through the Down Payment Assistance (DPA) Program and the Construction of Affordable Homes Program. The County, through its Affirmative Marketing Program for the HOME Program, distributed color brochures at various venues during this program year. The County conducted informational meetings throughout the County to market the DPA Program and the Construction of Affordable Homes Program.

Mobile County contracted with Family Counseling Center of Mobile/Consumer Credit Counseling Service of Mobile to provide housing counseling to potential homebuyers. This counseling service includes education as a way to empower consumers to stand up for their rights and avoid becoming victims. To that end, all homebuyer training classes, pre-purchase housing counseling sessions, and post-purchase workshops include segments on Fair Housing and Predatory Lending issues.

Fair Housing issues covered include discussion of prohibitions of the Act, a description of the protected class, discrimination in renting, discrimination in housing sales, mortgage and insurance discrimination, additional ways in which fair housing rights can be violated, how to tell if you've been discriminated against, and what to do if you feel you have been a victim.

Predatory Lending issues covered include applying for credit cards, sub-prime mortgages, payday loans, title loans and the ways in which consumers can become victims. Discussion also includes the true cost of credit utilizing each of these forms of credit as compared to the more traditional forms of credit, recommendations for consumers before signing a loan or credit application, and contacts for victims.

A total of 24 persons were served with fair housing counseling through Home Buyer Seminars. A total of 63 received education and counseling services. The County committed a total of \$13,000 for housing counseling activities during PY2014, which included fair housing activities.

Minority and Women Owned Business Outreach: Language in County agreements requires subrecipients to reach out to minority and women owned businesses. Most procurement for services or construction contracts includes language encouraging minority and women business enterprises to apply. When appropriate, advertisements are published or broadcast through minority targeted media.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 5 CAPER Homeless Needs response:

Subrecipient agreements were executed between Mobile County and Housing First, Inc. for the 2014 Emergency Solutions Grants. Housing First, Inc. managed the competitive process and executed subrecipient agreements with eligible organizations to provide ESG activities. The ESG program IDIS performance reports are located in the Appendix in Exhibit B.

During PY2014, the County committed \$45,000 in CDBG funds to Legal Services Alabama for the provision of a Homeless Prevention Project. Assistance includes: community presentations and addresses civil legal issues that cause homelessness. The project is in progress.

Mobile County is a participating jurisdiction in the HUD designated City and County of Mobile, Baldwin County Continuum of Care (CoC), AL-501. An annual application for HUD SHP grants is submitted on behalf of the three jurisdictions by Housing First, Inc., the lead organization. The Point-in-Time Count, Goals and Strategies, Plan to End Chronic Homelessness, Federal Grants Table, and CoC Inventory can be found in the Appendix in Exhibit C.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 5 CAPER Specific Housing Prevention Elements response:

Subrecipient agreements were executed between Mobile County and Housing First, Inc. for 2014 Emergency Solutions Grants. Housing First, Inc. managed the competitive process and executed subrecipient agreements with eligible organizations to provide ESG activities. The ESG program IDIS performance reports are located in the Appendix in Exhibit B.

During PY2014, the County committed \$45,000 of CDBG funds to Legal Services Alabama to provide legal services assistance for a Homeless Prevention Project. Assistance includes: community presentations and addresses civil legal issues that cause homelessness. The project is in progress.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

- b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 5 CAPER ESG response:

The Mobile County Consortium is an entitlement recipient of Emergency Solutions Grants funds. The purpose of these funds is to assist in the prevention or elimination of homelessness.

No goals were established in the 2010 Consolidated Plan to address homeless needs, because the County had not received ESG funds since 2008.

Subrecipient agreements were executed between Mobile County and Housing First, Inc. for the 2014 Emergency Solutions Grants. Housing First, Inc. managed the competitive process and executed subrecipient agreements with eligible organizations to provide ESG activities. The ESG program IDIS performance reports are located in the Appendix in Exhibit B.

Match for the ESG awards is in the form of cash and in-kind. Sources include: private, local, and federal funding.

Housing First, Inc. has accepted responsibility for coordinating and encouraging discharge planning to prevent homelessness when individuals are being released from a penal facility, hospital, institution or program that has responsibility for such planning. There are formal protocols in place for health care and mental health institutions that includes an annual letter from Housing First, Inc. to re-new and

confirm agreements. Protocol for corrections is under development by the Mobile Area Interfaith Conference and includes plans for a community release center. The State of Alabama Department of Human Resources has a formal and written protocol for preventing homelessness when a youth has aged-out of foster care or from substitute care but limited resources have prevented full implementation. A HUD funded transitional housing project through Housing First, Inc., the lead CoC agency, is available to these youths at St. Mary's Home, either at the time of discharge or after becoming homeless, targeting those who are ages 19-24.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
 - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
 - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 5 CAPER Community Development response:

1. Relationship of CDBG and Consolidated Plan

Since Mobile County had been an entitlement recipient under three of the four HUD formula grant programs, these programs (CDBG, HOME, & ESG) were important aspects of the County's strategy covered in the Consolidated Plan. These Programs, along with the various Housing Authorities' receipt of Comprehensive Grant Programs funds, are the most reliable source of funds available to the County for Consolidated Plan implementation.

The County has followed a policy of utilizing CDBG funds to address those items identified as high priority or medium priority in the Consolidated Plan. In addition, the County has sought to identify and utilize other resources that may be available, such as the Low Income Housing Tax Credits, Public Housing Development programs, and Juvenile Delinquency Prevention funds. Where possible and expedient to do so, CDBG funds have been utilized in concert with other grants, local government funds, or private funds on projects such as various capital improvement projects.

2. Changes in the Program

During PY2014, the County adopted four (4) formal amendments and seven (7) local amendments, which can be found in the Appendix in Exhibit A. Changes undertaken were for budget adjustments and for the addition or deletion of an activity.

3. Assessment of Grantee's Efforts

From the information presented herein, it is the County's conclusion that it has:

- 1) Pursued all resources that the County indicated it would pursue.
- 2) Provided requested certifications of consistency for HUD programs, in a fair and impartial manner, for those programs which the County indicated it would support applications by other entities.

3) Did not hinder Consolidated Plan implementation by action or willful inaction. The County has continued to carry out the actions and strategies outlined in its Consolidated Plan, and except for instances where federal funding programs are not available or where resources could not be procured, the County has stayed with established priorities and commitments.

4. National Objectives and Overall Benefit Certification

All CDBG grant funds have been utilized exclusively to benefit low and moderate-income persons or to aid in the prevention or elimination of slums or blight. No activities were certified as having a particular urgency. As required by federal regulations, at least 70% of the amount of funds expended for activities during the program year went to activities that principally benefit low and moderate-income persons.

5. Activities Involving the Acquisition, Rehabilitation, or Demolition of Occupied Real Property

The County has not undertaken activities involving the acquisition or demolition of occupied real property.

6. Economic Development Job Activities – Not applicable

7. Low/Mod Limited Clientele Activities

The County provided funds for a senior meal program, senior activities at a senior center, construction of a senior center, renovation of a handicapped center, the renovation of a group home for developmentally disabled individuals, home modifications for the disabled, provided prescription drug assistance to low/moderate income persons who do not have insurance coverage (including homeless individuals), assisted with services that provide counseling and transportation for child sexual abuse victims, assisted a rape crisis program, and assisted a domestic violence program for a victim advocacy program. These activities qualify under the limited clientele provisions of the CDBG regulations. Because of the nature of the beneficiaries (elderly and/or handicapped persons, abuse victims, homeless), it may be presumed that the clientele served by these programs are primarily persons of low and moderate-income.

8. Program Income - Not applicable.

9. Prior Period Adjustments - Not applicable.

10. Loans and Other Receivables - Not applicable.

11. Lump Sum Agreements - Not applicable.

12. Housing Rehabilitation Programs Projects Completed - Not applicable.

The County does not have housing rehabilitation programs.

During PY 2013, a formal amendment changed the scope of work of the Water and Sewer Improvement on Williams Avenue in Satsuma to include Housing Rehabilitation Activity to eight (8) residential households. The rehabilitation activity

is to install sewer force mains with individual grinder systems. This activity is project specific. The project was completed during PY2014.

13. Neighborhood Revitalization Strategies – Not applicable.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 5 CAPER Antipoverty Strategy response:

The County strives to foster and maintain affordable housing, as has been described elsewhere in this document, and has been mindful of opportunities to positively impact the lives of low-income persons and reduce the number of poverty level households in the community. During PY2014, the County committed CDBG funds to public service organizations to provide prescription drug assistance and to provide legal services for a homelessness prevention project.

Specific elements taken during 2014 effectively reduce the number of poverty level families through activities undertaken with CDBG, ESG, and HOME funds. The County worked with nonprofit organizations to identify qualified low-income households to participate in the down payment assistance program for homebuyers. Becoming a homeowner enables some low-income households who have carried an excessive housing cost burden to realize an increase in disposable income thus raising those households up from the poverty level. Construction of affordable rental housing also enables those households with excessive housing cost burden to realize an increase in disposable income thus also raising them up from the poverty level. The infrastructure improvements create entry-level construction jobs that provide an economic stimulus and benefits for the low- and moderate-income neighborhoods. The County focused on the elimination of homelessness and the impact of supportive services to low-income households to reduce the number of persons living in poverty.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 5 CAPER Non-homeless Special Needs response:

Under the Consolidated Plan priority of Special Needs, the County budgeted in its CDBG program for public services to address new and/or expanded services deemed necessary to meet the special needs of the low and moderate-income citizens of Mobile County. The Non-homeless Special Needs Table identified housing needed for physically disabled.

To address this need, the County provided \$10,000 funding to Independent Living Center, a not for profit organization that provides services to persons with disabilities. The agency provides home modifications for disabled households to meet ADA guidelines. The agency will complete modifications on homes for two (2) individuals with disabilities with one (1) reported as female head of household. Modifications will include: a wheelchair ramp, grab bars, an accessible shower, and parallel bars in the hallway.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations

- (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
- ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 5 CAPER Specific HOPWA Objectives response:

Not Applicable

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 5 CAPER Other Narrative response: